

A delightful two-bedroom apartment in a charming period house, in a popular and convenient residential setting.

A characterful two-bedroom apartment, occupying a ground-floor setting of this handsome period house, sitting on a desirable, leafy residential street less than half a mile from Harpenden town centre. The apartment features various attractive original details as well as stylish modern fittings, while outside there is a splendid private garden.



2 RECEPTION ROOMS



2 BEDROOMS



1 BATHROOM



GARAGE



GARDEN



SHARE OF FREEHOLD



TOWN



1.283 SQ FT



GUIDE PRICE £795,000



This beautifully presented ground-floor apartment has two double bedrooms and attractive private gardens, and is in a highly convenient position. The apartment takes up part of the ground floor of a beautiful, substantial period house with elevations of red brick and charming Tudor-style exposed timber framing and rendered infill, as well as leaded windows. Inside there are painted timber beams overhead and original fireplaces, combined with elegant and understated modern fittings and décor.

The apartment has its own private entrance at the side of the house, opening into the kitchen, which is fitted with contemporary units to base and wall level and integrated appliances, including a dual oven, a gas hob and an extractor hood. Adjoining the kitchen is the formal dining room, which has a door opening onto the rear garden, while the inner hallway leads to the spacious, dual aspect drawing room. This 21ft, light and airy reception room has wooden parquet flooring, painted timber beams, French doors opening onto the garden and a splendid feature fireplace.

There are two double bedrooms, both of which are well presented, with the larger bedroom at the front featuring wooden flooring, ceiling cornicing and a large south-facing bay window, which welcomes plenty of natural light. There is also a bathroom, with a roll-top bath and an over-bath shower, while stairs lead from the main hallway down to the cellar, which provides useful storage space and could be converted into further living space, subject to the necessary consents.





Outside

At the front of the property there is an in-out gravel driveway providing plenty of parking space for residents and guests, with further unrestricted parking available along Douglas Road. The apartment also benefits from its own single garage, providing covered parking for one vehicle. At the rear there are pleasant private gardens, with an area of paved terracing which is ideal for al fresco dining, and an area of lawn beyond, together with well-stocked flowerbeds and borders of timber fencing and brick wall for a sense of privacy.

and cricket clubs, together with three golf courses.
Cycling, riding and walking can be enjoyed in the
Woodland Trust's Heartwood Forest and Rothamsted
Estate.

Location

Harpenden has a thriving High Street and comprehensive range of shopping facilities, including Sainsbury's, Waitrose and a Marks and Spencer store. It boasts an excellent selection of restaurants, coffee shops and numerous independent shops. The town is home to several outstanding state schools and a strong selection of independent schools. Good sporting and leisure facilities include a Sports Centre with indoor swimming pool, rugby, tennis, bowling



Distances

- Harpenden town centre 0.3 miles
- Redbourn 3.5 miles
- St. Albans 5.0 miles
- St. Albans 5.0 miles
- Welwyn Garden City 8.2 miles

Nearby Stations

- Harpenden
- Luton Parkway

Key Locations

- Rothamsted Manor
- Harpenden Common
- Stockwood Discovery Centre
- Wardown House, Museum and Gallery
- St Albans Cathedral
- Verulamium Park
- Verulamium Museum
- Someries Castle

- Hatfield House
- Shaw's Corner (National Trust)

Nearby Schools

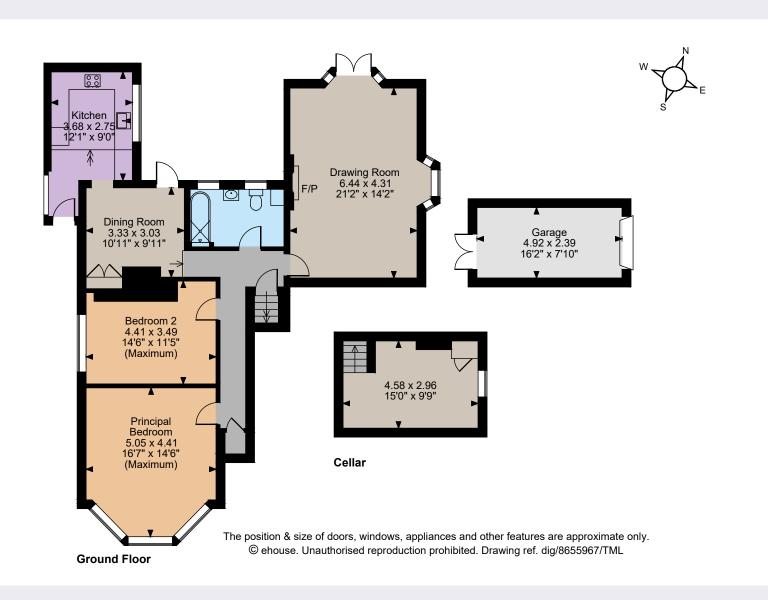
- The Grove Infant and Nursery
- St Dominic Catholic Primary
- High Beeches Primary
- Crabtree Infants' and Junior
- St George's and Sir John Lawes Schools
- Aldwickbury
- St Hilda's
- The King's
- St Albans High School for Girls
- St Albans











IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken July 2025 Particulars prepared July 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited

Over 50 offices across England and Scotland,

including Prime Central London

Floorplans

House internal area 1,283 sq ft (119 sq m)

Garage internal area 127 sq ft (12 sq m)

Total internal area 1,410 sq ft (131 sq m)

For identification purposes only.

Directions

Post Code AL5 2EW

what3words: ///become.afford.paints - brings you to the driveway

General

Local Authority: St Albans and District

Services: All mains water, drainage, gas, and electricity are connected.

Mobile and Broadband checker:-Information can be found here:- https://checker.ofcom.org.uk/en-gb/

Freehold owned by 20 Douglas Road Management Company Ltd.

Service charge - responsible for contributing 1/3 of the total expenditure incurred by the landlord. Currently these are £250.00 to £275.00 per annum.

Expiry date of lease: 2270

Council Tax: E

EPC Rating: F

Wayleaves and easements: the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Harpenden

49 High Street, Harpenden, Hertfordshire AL5 2SJ

01582 764343

harpenden@struttandparker.com struttandparker.com





